PREPARED BY:
Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067

Instr:20000816008103 4 Page: 1 OF 2
REC'D FOR REC 08/16/2000 8:53:57AM
RECORD FEE: $11.00
ST. TAX: $0.00 T. TAX: $315.98

WARRANTY DEED

THIS INDENTURE is made and entered into this **31st** day of **July, 2000** by and between **Louis P. Pasetto, Jr and wife, Renate Pasetto** , herein after referred to as GRANTOR, and **Neil B. Capley** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Nashville,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Being Lot No. 93 on the Plan of Bel-Air, Section I, as of record in Book 2900, page 28, Register's Office for said County. Said Lot No. 93 fronts 68.0 feet on the southerly margin of Dabbs Avenue, and extends back between lines measuring 104.0 feet on the westerly line and 126.0 feet on the easterly line to a broken line in the rear on which it measures 111.0 feet.

BEING THE SAME PROPERTY CONVEYED to Louis P. Pasetto, Jr. et ux Renate Pasetto by Deed from James D. Webb et ux Linda K. Webb of record in Book 5495, page 469, said Register's Office.

This is improved/unimproved property known as: 1907 Dabbs Avenue, Nashville, TN 37217

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Louis P. Pasetto, Jr
Signature of Seller

Renate Pasetto
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public of said County and State, **Louis P. Pasetto, Jr and wife, Renate Pasetto** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **31st** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

Name and Address of Property Owner:
Neil B. Capley
1907 Dabbs Avenue, Nashville, TN 37217

Send Tax Statements to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400, Franklin, TN 37067

Map & Parcel
107-05 0 027.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$85,400.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **31st** day of **July, 2000.**

Lynda Kaye Jones
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/23/2002

RETURN TO:

Lender's Title & Escrow LLC
501 Corporate Centre Drive, Suite 460
Franklin, Tennessee 37067
20-1-364